



Association of Bay Area Governments
Bay Area Air Quality Management District
Metropolitan Transportation Commission

Joint Policy Committee

PLANNING RESOURCES

Land Conservation and Open-Space Protection

Tool or Topic: **Conservation Easements**

Author

Organization

Published

Format

Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

PDF file

<http://www.dvrpc.org/planning/community/MCDtools/pdf/ToolsAndTechniques.pdf#>

Description:

This brochure describes the variety of tools and techniques available to local governments to implement the region's long-range plan, Horizons 2025, prepared and adopted by the Delaware Valley Regional Planning Commission (DVRPC). The plan provides an integrated land use and transportation vision for the region's growth and development through the year 2025. Key policies of Horizons 2025 include:

- Revitalization of the region's core cities of Philadelphia, Camden, Trenton and Chester through maintenance and restoration of existing infrastructure systems, services, and capacity to support and attract new growth
- Stabilization of older townships, boroughs, and cities located throughout the region by maintaining or improving current infrastructure to support or enhance the social, economic, and physical character of these communities
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- Conservation of sensitive natural areas and an open space network

Municipal governments have the primary authority and responsibility to implement these policies. This brochure is designed to introduce local officials and citizens to planning tools that may be useful in their communities.

The tools listed in this brochure are organized into several categories: Land Use, Economic Development, Natural Resource Preservation, Historic Preservation, Transportation, and Multi-Municipal Cooperation.

Tool descriptions include an overview of the use of the tool and an example of some of its benefits. Where appropriate, after the tool description, common local planning documents that will need to be amended or adopted are listed in italics.

Tool or Topic: **Land Conservation**

Author

Organization

Published

Format

Title: At Risk: The Bay Area's Greenbelt

Steinbach

Greenbelt Alliance

1/1/2000

PDF file

http://www.greenbelt.org/downloads/resources/report_atrisk2000.pdf#

Description:

A survey of the status of all open land in the region, showing that nearly 500,000 greenbelt acres could be paved by sprawl in the next 30 years. Contains detailed statistics and computer-based maps for each county.

Title page can be downloaded separately.

Tool or Topic: **Land Conservation**AuthorOrganizationPublishedFormat

Title: Open Space Conservation: Investing In Your Community's Economic Health

Tibbetts

Lincoln Institute of Land Policy

2/1/1998

Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=31#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=31#)

Description:

This report describes several techniques of delineating the economic value of open space, explaining their strengths and limitations. The report also analyzes the effectiveness, practicality and fairness of numerous tools used to finance open space conservation, such as impact fees, dedications of land, transfer fees, conservation easements and floodplain zoning. With this information, planners, developers, government officials, land trust representatives, homeowners, and citizens can think more strategically about preservation opportunities in their communities.

Tool or Topic: **Land Conservation**AuthorOrganizationPublishedFormat

Title: Open Space Protection: Conservation Meets Growth Management

Fulton

The Brookings Institution

4/1/2002

PDF file

<http://www.brookings.edu/metro/publications/hollisfultonopenspace.htm#>

Description:

Programs to protect open space are some of the most popular strategies adopted to help manage urban growth in the United States. Although states and metropolitan areas have been preserving open space for a variety of purposes since the mid 19th century, they have been adopting open space initiatives in near record numbers in the last decade. With the rapid growth of many metropolitan areas, the link between open space policies and growth management is becoming clearer than ever before. However, the impact of open space preservation on metropolitan development patterns is not yet well understood. In fact, open space programs have rarely been examined as overt growth management tools. This paper provides an overview of the nature, quantity and objectives of open space programs in the U.S. and, utilizing existing literature, begins to speculate how they may affect the shape and form of metropolitan areas.

Tool or Topic: **Land Conservation**

Author

Organization

Published

Format

Title: Retention of Land for Agriculture

Schnidman

Lincoln Institute of Land Policy

6/1/1990

Book

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=26#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=26#)

Description:

The only complete state-by-state analysis of programs to conserve farmland in New England, this book shows that local support and active cooperation of farm owners are keys to success. In evaluating a broad range of farmland protection programs, the authors also examine the role of federal, state and municipal government.

Tool or Topic: **Land Conservation**

Author

Organization

Published

Format

Title: Smart Growth Hall Of Fame 2001

Kramer

Colorado Sprawl Action Center

12/5/2001 PDF file

[#http://www.environmentcolorado.org/reports/smartgrowth2001.pdf#](http://www.environmentcolorado.org/reports/smartgrowth2001.pdf)

Description:

Recognizes ten developments and planning decisions across Colorado that exhibit good growth management and smart growth principles. Displays a variety of growth management tools that are available to local governments and decision makers.

Tool or Topic: **Open space protection**

Author

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Tool or Topic: **Open space protection**

Author

Organization

Published

Format

Title: Colorado Sprawl Action Center's Growth Management Toolkit

Kramer

Colorado Sprawl Action Center

10/1/2001

Website

[#http://www.sprawlaction.org/toolkit#](http://www.sprawlaction.org/toolkit#)

Description:

Describes eleven tools used to guide and manage growth: comprehensive planning, impact fees, open space protection and funding, affordable housing, urban growth boundaries and contiguity, designing livable communities, incentives, intergovernmental agreements and regional planning, rural lands protection, public service concurrency, transportation planning. Each tool is described in terms of problem, solution, application and internet resources.

Tool or Topic: **Open space protection**

Author

Organization

Published

Format

Title: Land Banking Revisited: Massachusetts Breaks the Mold

Melious

Lincoln Institute of Land Policy

1/1/1986

Book

[#http://www.lincolninst.edu/pubs/pub-detail.asp?id=21#](http://www.lincolninst.edu/pubs/pub-detail.asp?id=21#)

Description:

Land banking usually connotes large-scale government acquisition of property to control the pace and type of development. This study analyzes the innovative use of small-scale land banking to preserve open space and redevelop blighted urban areas.

Tool or Topic: **Open space protection**

Author

Organization

Published

Format

Title: Open Space Conservation: Investing In Your Community's Economic Health

Tibbetts

Lincoln Institute of Land Policy

2/1/1998

Book

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Tool or Topic: **Open space protection**

Author

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Title: Toward a Bright Future: Updating Sonoma County's General Plan

Steinbach

Greenbelt Alliance

11/1/2004 PDF file

http://www.greenbelt.org/downloads/resources/SonomaGP/report_sonoma_gp.pdf#

Description:

The first comprehensive analysis of the update process since it began, this report recommends how to update Sonoma County's General Plan to deal with the county's projected growth of 130,000 people by 2025. Report addresses five critical issues for the plan: (1) preserving open space and wildlife habitat, (2) protecting farmlands and keeping local agriculture viable, (3) managing water and wastewater, (4) providing affordable housing, (5) providing transportation that works.

Cover downloaded separately at http://www.greenbelt.org/downloads/resources/SonomaGP/report_gpcover.pdf

Tool or Topic: **Rural Lands Protection**

Author

Organization

Published

Format

Title: Colorado Sprawl Action Center's Growth Management Toolkit

Kramer

Colorado Sprawl Action Center

10/1/2001

Website

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Tool or Topic: **Rural Lands Protection**

Author

Organization

Published

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Title: Horizons 2025 Implementation Municipal Tools and Techniques

Cilurso

Delaware Valley Regional Planning
Commission

4/1/2002

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Tool or Topic: **Rural Lands Protection**AuthorOrganizationPublishedFormat

Title: Preventing Sprawl: Farmers and Environmentalists Working Together

Steinbach

Greenbelt Alliance

2/1/2004

PDF file

[#http://www.greenbelt.org/downloads/resources/sonomareport.pdf#](http://www.greenbelt.org/downloads/resources/sonomareport.pdf#)

Description:

Greenbelt Alliance and the Sonoma County Farm Bureau led agricultural and environmental leaders in a collaboration to survey land-use patterns in the County in an effort to prescribe strategies for preventing sprawl and protecting agriculture. The report examines the past, present, and future of land use in Sonoma County.

Tool or Topic: **Rural Lands Protection**

Author

Organization

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Title: Retention of Land for Agriculture

Schnidman

Lincoln Institute of Land Policy

6/1/1990

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Author

Organization

Published

Format

Title: The Bay Area's Farmlands

Steinbach

Greenbelt Alliance

11/1/1991 Book

[#http://www.greenbelt.org/resources/reports/index.html#](http://www.greenbelt.org/resources/reports/index.html#)

Description:

A classic report documenting the region's vibrant but still fragile agriculture and the people who are fighting to sustain it. The report also serves as a primer on what local residents can do to help protect the region's diverse and productive farmlands

Contact Greenbelt Alliance for price and availability

Tool or Topic: **Rural Lands Protection**

Author

Organization

Published

Format

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Greenbelt Alliance

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Tool or Topic: **Urban Growth Boundaries**

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Published

Format

Title: Bound for Success: A Citizen's Guide to Using Urban Growth Boundaries
for More Livable Communities and Open Space

Steinbach

Greenbelt Alliance

4/1/1997

Book

<http://www.greenbelt.org/resources/reports/index.html#>

Description:

Urban growth boundaries (UGBs) are becoming an increasingly popular land use planning tool and are designed to offer long-term protection for open space and encourage smarter growth. This report explores the many advantages that UGBs offer over traditional land use planning tools, provides activists with a checklist of issues to consider as they organize their boundary campaigns, and discusses the various approaches to establishing a UGB.

Currently not available on-line or for sale. Contact Greenbelt Alliance for information.

Tool or Topic: **Urban Growth Boundaries**

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Title: Colorado Sprawl Action Center's Growth Management Toolkit

Kramer

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10/1/2001 Website

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Tool or Topic: **Urban Growth Boundaries**

Author

Organization

Published

Format

Title: Holding The Line: Urban Containment in The United States

Fulton

The Brookings Institution

8/1/2002

PDF file

<http://www.brookings.edu/metro/publications/pendallfultoncontainmentexamsum.htm#>

Description:

Policies designed to deliberately control the spread of urban areas are increasing in popularity throughout the United States. Several states, and many local governments in the west, are adopting urban growth boundaries and other containment measures in their land-use planning laws and legislation. Whatever the primary purpose, it is clear that the precise impacts of containment policies are not well understood. This paper reviews the research on urban containment generally, and also examines the experience of such policies in particular metropolitan areas. It discusses some lessons learned and raises relevant research questions for practitioners as well as policymakers at the state and local level.

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Tool or Topic: **Urban Growth Boundaries**AuthorOrganizationPublishedFormat

Title: Managing Urban Growth With Urban Growth Boundaries: A Theoretical Analysis

Ding

Lincoln Institute of Land Policy

1/1/1997

Book

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=148#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=148#)

Description:

managing urban growth with lumpy public infrastructure and a congestible public good. In the first model with a fixed stock of infrastructure, we show that an efficient path of urban growth can be achieved by pricing the public good at marginal cost. In the second model with lumpy infrastructure, we show that effective growth management involves the simultaneous management of population and the stock of urban infrastructure. In the third model in which the public good is priced at average cost, we show that efficiency can be enhanced by imposing an urban growth boundary (UGB) within a limited time horizon. In our final model we show that efficiency can be enhanced by coordinating expansions in the UGB and the stock of urban infrastructure. In this model, the UGB serves as a blunt instrument for managing urban growth within infrastructure investment cycles.

Tool or Topic: **Urban Growth Boundaries**

Author

Organization

Published

Format

Title: Smart Growth Hall Of Fame 2001

Kramer

Colorado Sprawl Action Center

12/5/2001 PDF file

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Description:

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Tool or Topic: **Urban Growth Boundaries**

Author

Organization

Published

Format

Title: The Future of First Generation Suburbs in The Delaware Valley Region

Seymour

Delaware Valley Regional Planning
Commission

7/1/1998

Book

[#http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=98026#](http://www.dvrpc.org/asp-files/pubs/PublicationAbstract.asp?pub_ID=98026#)

Description:

Many older boroughs and townships that developed rapidly following World War II face challenges to their fiscal and socioeconomic stability. These 'first generation suburbs' are experiencing population and job loss, increased social needs and limited tax base to finance services. Focusing on this group of communities, this report will (1) review the history of suburban development and decentralization in the Delaware Valley region, (2) measure fiscal and socioeconomic conditions in the region, and (3) develop recommendations to overcome these problems through tax reform, regional planning and local initiatives.

Tool or Topic: **Urban Growth Boundaries**

Author

Organization

Published

Format

Title: The Rural Landscape as Urban Amenity: Land Use Change on the Rural-Urban Interface in the Portland, Oregon Metropolitan Area

Harvey

Lincoln Institute of Land Policy

4/1/2002

PDF file

[#http://www.lincolnst.edu/pubs/pub-detail.asp?id=92#](http://www.lincolnst.edu/pubs/pub-detail.asp?id=92#)

Description:

Portland's urban growth boundary conveys images of carefully planned suburban developments adjacent to prosperous farms. Portland's success in containing urban sprawl is exemplary. A closer look at how the UGB has functioned reveals a transitional landscape with mixed uses reflecting changes in how the state regulatory agency has implemented land use legislation. This landscape also reflects differences in how the counties have interpreted state laws, and variances granted to developers and individuals. We studied five areas covering the transition zone from urban to rural land use along the urban growth boundary. We used air photographs and parcel data to analyze land use change. A questionnaire sent to residents assessed their attitudes toward landscape transformation. Responses from outside and inside UGB residents point to differences in how residents regard the rural landscape and suggest challenges all will face in crafting a landscape that accommodates the goals of the UGB.

Tool or Topic: **Urban Growth Boundaries**

Author

Organization

Published

Format

Title: Urban Growth Boundary Bibliography

Steinbach

Greenbelt Alliance

10/1/2002

Website

[#http://www.greenbelt.org/downloads/resources/report_UGBResources.html#](http://www.greenbelt.org/downloads/resources/report_UGBResources.html#)

Description:

Information and research on using UGBs for land use planning